

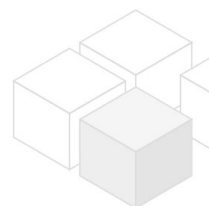
large 4 rooms, ideal for families and expats | 1080 Wien Josefstadt | 153m² | 2 Bäder

📍 1080 Wien, Proximity: Albertgasse, Hamerlingplatz

€ 3.140,81 /month



Plans





About Property

Spacious rental apartment in a beautifully maintained period building ("Altbau"), located in the highly sought-after 8th district (Josefstadt). This charming, permanently leased 153 m² apartment on the 2nd floor (with elevator) is perfectly suited for demanding families or expats looking to combine vibrant urban living with classic Viennese flair.

A special highlight: The square right across the street is currently being transformed into a traffic-calmed, green "urban village square" (urbaner Dorfplatz), which will significantly enhance the local quality of life and surroundings.

LOCATION & INFRASTRUCTURE

Cosy cafés, excellent restaurants, and supermarkets are located right on your doorstep along Josefstädter Straße.

* Excellent public transport: U6 (Station Josefstädter Straße) as well as tram lines 2, 5, and 33 are just a few minutes' walk away.

APARTMENT LAYOUT (153.18 m² living space)

- * Generous entrance hall with access to a small balcony
- * Light-flooded living and dining room
- * Separate kitchen with window and a cozy dining area
- * 3 separate, independently accessible bedrooms (2 facing Josefstädter Straße)
- * Main bathroom equipped with both a bathtub and a shower
- * Second bathroom with a separate walk-in shower (ideal for families & guests)
- * 2 separate toilets
- * Practical storage room & private cellar compartment

HIGH-QUALITY FEATURES

- * Classic Viennese herringbone parquet flooring in all living areas, elegant tiling in the bathrooms
- * Traditional double-wing doors ("Wiener Flügeltüren")
- * Building equipped with a modern passenger elevator
- * Efficient individual gas heating system

COSTS & DETAILS

- * Total monthly rent (gross): € 3,140.81 (including operating costs and VAT)
- * Deposit: 4 months' gross rent (€ 12,563.00)
- * Lease agreement: Permanent / Unbefristet
- * Availability: Available immediately
- * Energy certificate: HWB 105 kWh/m²a (Class D)

(Apartment for rent Vienna 1080, expat housing Vienna, family apartment Vienna, classic Viennese apartment, long term rental Vienna, Josefstadt rent, 3 bedroom apartment Vienna, permanent lease, Hamerlingplatz, Albertgasse).

General

Propertynummer	9844
Property type	Wohnung

Costs

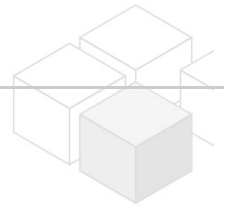
net rent	€ 2.450,88
gross rent	€ 2695.97
operating cost	€ 444.84
total rent	€ 3.140,81
Kaution	€ 12563

Keyfacts

living area	153.18m ²
rooms	4
bedroom	3
bath	2
WC	2
Property age	Altbau
condition	sehr gut
Available from	sofort
Contract type	unbefristet

Furnishing

type of heating	Etagenheizung
Flooring	Parkettboden
parking	--
kitchen	ja
balcony	ja
elevator	ja



Energy Performance Certificate

HWB (kwh/m ² /Jahr)	110.4
HWB Energieklasse	D
fGEE	2.03
fGEE Energieklasse	D

Lage

Verkehrsanbindung	U6, 2, 5, 33
Nähe	Albertgasse, Hamerlingplatz